

IN RE: PETITION FOR SPECIAL HEARING  
S/S Monkton Road, 450' W  
of Markoe Road  
10th Election District  
3rd Councilmanic District  
(2809-A Monkton Road)

Kerry A. Munafo  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 02-185-SPH

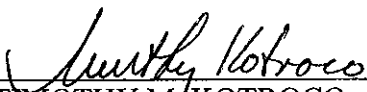
\* \* \* \* \*

ORDER OF DISMISSAL

The Petitioner herein, Kerry A. Munafo, filed a petition for special hearing for property she owns located at 2809-A Monkton Road in the Monkton area of Baltimore County. A petition for special hearing was requested from Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-conforming use of having two (2) horses on a 2.91 acre lot;

WHEREAS, a letter was received by facsimile from the Petitioner, Ms. Kerry A. Munafo, in the Office of the Zoning Commissioner on Thursday, January 10, 2002 requesting a withdrawal of her petition.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 14<sup>th</sup> day of January, 2002, that the hereinabove Petition for Special Hearing be and is hereby WITHDRAWN and DISMISSED, without prejudice.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

ORDER APPROVED FOR FILING  
DEC 11/14/02  
R. J. J. J.



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

January 14, 2002

Ms. Kerry A. Munafo  
21 Eastport Court  
Lutherville, Maryland 21093

RE: Petition for Special Hearing  
Case No. 02-185-SPH  
Property: 2809-A Monkton Road

Dear Ms. Munafo:

Enclosed herewith is a copy of an Order of Dismissal regarding the above captioned case. The matter has been dismissed, without prejudice.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Encl.





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 2809-A MONKTON RD.  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

*the non conforming*

*use of having 2 (Two) horses on a 2.91 acre lot.*

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

## Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Telephone No.

Zip Code

## Representative to be Contacted:

Name

Address

City

State

Telephone No.

Zip Code

## Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02-185-SPH

RECV 9/15/98

\* Send correspondence to:  
21 Eastport Ct.  
Lutherville, MD 21093

Reviewed By [Signature]

Date 11-06-01

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING \_\_\_\_\_

## Zoning Description for 2809-A Monkton Rd.

Beginning at a point on the South side of Monkton Rd. wide at the distance of 450 ft<sup>±</sup> west of the nearest improved intersecting street Markoe Rd. Being lot # 5B Plat 2 in the Subdivision of Harmony as recorded in Baltimore County Plat Book # 43 folio # 117 containing 2.91 acres also known as 2809-A Monkton Rd. and located in the 10<sup>th</sup> Election Dist. 3<sup>rd</sup> Councilmanic Dist.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

Chk No. **07855**  
**02-185-001**

DATE 11-06-01 ACCOUNT R-001-006-6150  
AMOUNT \$ 50.00

RECEIVED FROM: K MUNAFO

FOR: Residential Variance filing fee  
2809-A MONKTON RD.

DISTRIBUTION  
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
11/06/2001	11/06/2001	09:22:18
REL #903	CASHIER R005 LRB	DRMER
RECEIPT # 221538		
Dent	5	529 ZONING VERIFICATION
CR NO.	007855	OFLN

Recpt Tot 50.00  
50.00 CK .00 CA  
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING  
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-185-SPH  
2809-A Monkton Road  
S/S Monkton Road, 450' W  
of Markoe Road  
10th Election District  
3rd Councilmanic District  
Legal Owner(s): Kerry A. Munato

**Special Hearing:** to approve the non-conforming use of having 2 horses on a 2.91 acre lot.

**Hearing:** Tuesday, January 8, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for  
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/12/740 Dec: 25 C512605

**CERTIFICATE OF PUBLICATION**

12/27, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/25, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*S. Wilkinson*

LEGAL ADVERTISING

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

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**For Newspaper Advertising:**

Item Number or Case Number: 02-185-SPH

Petitioner: MS. Kerry Munafo

Address or Location: 2809-A MONKTON RD (2111)

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kerry A Munafo

Address: 2809 A Monkton Rd  
Monkton MD 21111

Telephone Number: 443-803-3594

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, December 25, 2001 Issue – Jeffersonian

Please forward billing to:

Kerry A Munafo  
2809 A Monkton Road  
Monkton, MD 21111

443 803-3594

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## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-185-SPH  
2809-A Monkton Road  
S/S Monkton Road, 450' W of Markoe Road  
10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Kerry A Munafo

Special Hearing to approve the non-conforming use of having 2 horses on a 2.91 acre lot.

HEARING: Tuesday, January 8, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G.D.Z.  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

December 12, 2001

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-185-SPH  
2809-A Monkton Road  
S/S Monkton Road, 450' W of Markoe Road  
10<sup>th</sup> Election District – 3<sup>rd</sup> Councilmanic District  
Legal Owner: Kerry A Munafo

Special Hearing to approve the non-conforming use of having 2 horses on a 2.91 acre lot.

HEARING: Tuesday, January 8, 2002 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon GJZ  
Director

C: Kerry A Munafo, 2809 Monkton, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, DECEMBER 24, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

January 4, 2002

Kerry A Munafo  
2809A Monkton Road  
Monkton MD 21111

Dear Mr. Munafo:

RE: Case Number: 02-185-SPH, 2809-A Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 6, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

*W. Carl Richards, Jr.*

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel


Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)




JK  
1/8

**BALTIMORE COUNTY, MARYLAND**  
**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development Mgmt. **DATE:** December 26, 2001

**FROM:**  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For December 10, 2001  
Item Nos. 176, 177, 178, 179, 181, 184,  
 186, 187, 188, 189, 193, 190, 191,  
193, 194, 195, 196, 197, 198, 199, and  
223

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

December 12, 2001

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 3, 2001

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

176, 177, 178, 179, 180, 181, 182, 183, 184, ~~185~~, 186, 187,  
188, 190, 191, 192, 193, 195, 198, 199, 223

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon  
FROM: Todd G. Taylor <sup>TGT</sup>  
DATE: January 17, 2002  
SUBJECT: Zoning Item 185  
Address 2809-A Monkton Road

Zoning Advisory Committee Meeting of 12/3/01

**AGRICULTURAL PRESERVATION**

This property raises concerns for negative impacts on salt water resources. Landowners should demonstrate how they will manage the property to prevent the pasture from becoming overgrazed. If the pasture is overgrazed it will result in soil erosion, possible runoff to adjacent streams, and nuisance from odors. The adjacent 3 acre lot owner should have input into request.

Reviewer: Wally Lippincott

Date: 1/9/02

Jim  
1/8

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** December 12, 2001

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

13

**SUBJECT:** Zoning Advisory Petition(s): Case(s) 02-178, 02-181, 02-185, 02-187, 02-192,  
02-193, 02-198, & 02-199

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Lee

AFK/JL:MAC



**Maryland Department of Transportation  
State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 12.11.01

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. [REDACTED] JJS

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

1/10/02

Attention Tim Ketroco,

I am withdrawing my  
request for a special hearing  
for the property 2809 A Monkton  
Rd, Monkton, MD 21111 case # 02-185

Thank you,  
Kerry R. Mumfo

# IMPORTANT MESSAGE

FOR Jim

DATE 1/9/02 TIME 2:00 P.M. A.M. P.M.

M. Robin

OF 1/8/02 Hearing

PHONE #02-185-SPH AREA CODE NUMBER EXTENSION

☐ FAX

☐ MOBILE AREA CODE NUMBER TIME TO CALL

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE Spoke w/ Kerry  
Thunaga about the attached.  
She said she spoke with  
John Sullivan last week  
and ~~he~~ notified that  
she wished to withdraw

SIGNED

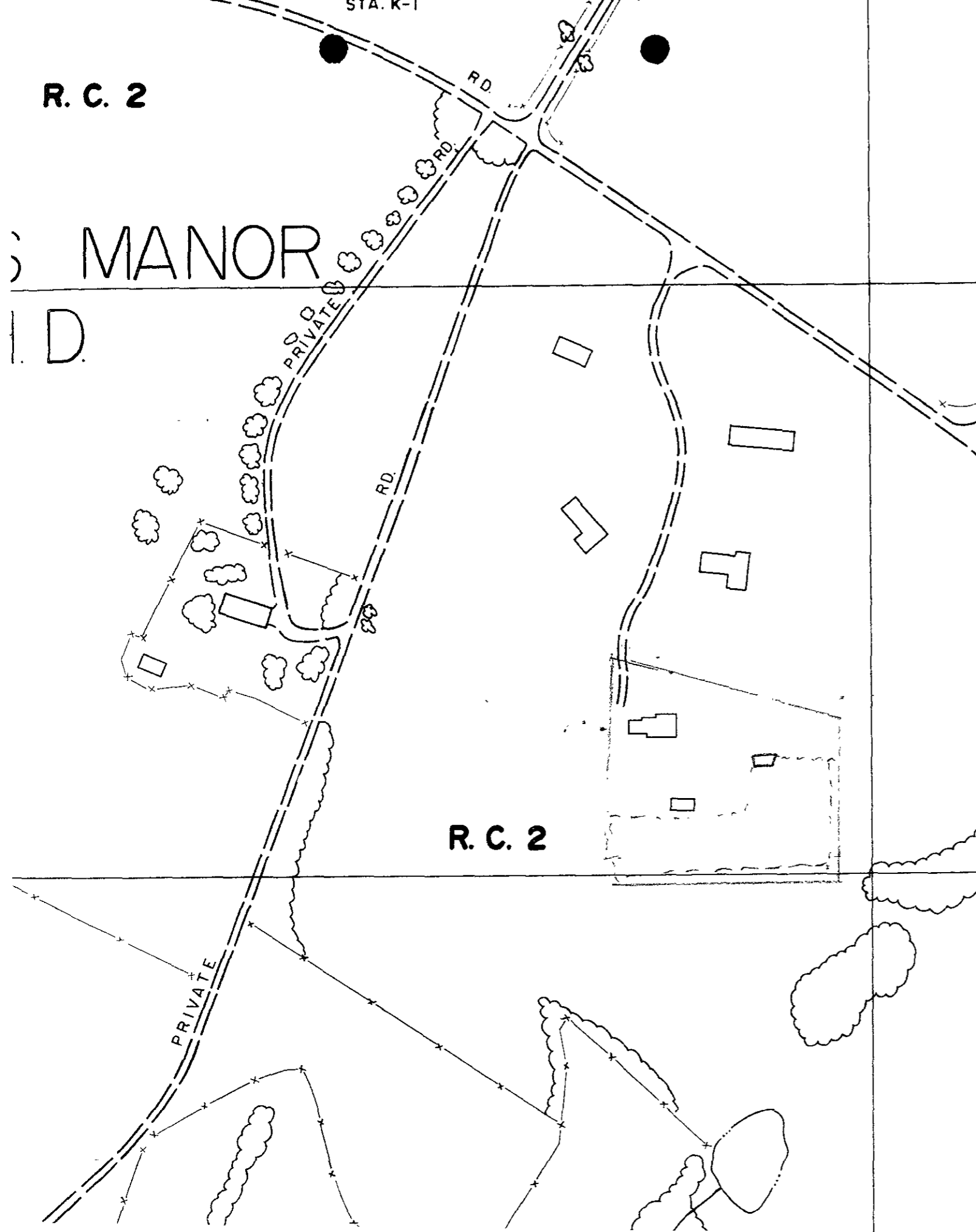
**Tops** FORM 3002P  
MADE IN U.S.A.

her request. He told her that he would take care of it.

Oh well - ~~She~~  
~~She got her to write~~  
~~her~~ She will put her request for withdrawal in writing & fax to us.

R. C. 2

S. MANOR  
I. D.



~~NE 25 B~~

NE 25 B

185

